



WASHOE COUNTY

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CM/ACM	<u>KS</u>
Finance	<u>DW</u>
DA	<u>✓</u>
Risk Mgt.	<u>N/A</u>
HR	<u>N/A</u>
Comptroller	<u>MS</u>

STAFF REPORT

BOARD MEETING DATE: August 11, 2015

DATE: July 8, 2015

TO: Board of County Commissioners

FROM: Eva M. Krause, AICP Planner, Planning and Development Division
Community Services Department, 328-3796, ekrause@washoecounty.us

THROUGH: William H. Whitney, Planning and Development Division Director
Community Services Department, 328-3617, bwhitney@washoecounty.us

SUBJECT: Possible action:

(1) To approve a resolution to sponsor an amendment of the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map to include the following: (A) a 585 acre solar array field and a new substation in the area of eastern Washoe County north of the Tracy Power plant to the north of I-80 on Assessor's Parcel Number 84-110-26; and (B) a new utility corridor for overhead transmission lines which cross over Assessor's Parcel Numbers 84-110-26, 84-110-24, 84-110-27 and connect to the NV Energy switching yard on Assessor's Parcel Number 84-110-29, all in support of the construction of a project of regional significance known as the Turquoise Solar LLC solar energy project pursuant to the related and pending special use permit application in SW15-002; and

(2) If approved, authorize the Chair to execute the resolution sponsoring the proposed amendment. (Commission District 4.)

SUMMARY

The Board of County Commissioners (Board) is being requested to sponsor an amendment to the 2012 Truckee Meadows Regional Plan – *Utility Corridors South* map to add a new utility corridor and a 585 acre solar array field with one substation on a property owned by Stonefield Inc., located directly north of the Tracy Power Plant on the north side of Interstate 80. The amendment is necessary to support the construction of Turquoise Solar LLC., 60MW solar project.

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

PREVIOUS ACTION

Planning Commission (PC): At its meeting of July 7, 2015, the Washoe County Planning Commission held a public hearing to review and take action on Special Use Permit Case

No. SW15-002 to allow for the construction of a 585 acre solar array field and a new substation, located on Assessor's Parcel Number 84-110-26; and the construction of new 120kV overhead transmission lines which cross over Assessor's Parcel Number 84-110-26, 84-110-24, 84-110-27 and connect to the NV Energy switching yard on Assessor's Parcel Number 84-110-29. The PC voted to approve the request by a vote of 5-0.

BACKGROUND

The Board is being requested to sponsor an amendment to the Truckee Meadows Regional Plan – Electric Utility Corridors South map to reflect the new construction proposed by Turquoise Solar LLC. The proposed amendment will have no detrimental impact on any of the adjoining properties.

The amendment to the regional plan is necessary pursuant to regional plan policy 3.8.1, which requires that transmission facilities greater than 60kV be identified on a utility corridor map. The transmission line and generation capacity in this case will be for 120kV. Therefore an amendment to the regional plan is needed. NRS 278.0272(7) states that amendments to the regional plan can be sponsored by the county commission. Therefore, in order to allow Turquoise Solar LLC's project to be completed, the county commission would need to sponsor an amendment to the regional plan identifying the new project and its associated features.

If the Board approves the resolution to sponsor this amendment, the Regional Planning Commission will hear the amendment at their September 9, 2015 meeting.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the Board of County Commissioners:

- (1) Approve a resolution to sponsor an amendment of the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Utility Corridors South map to include the following: (A) a 585 acre solar array field and a new substation in the area of eastern Washoe County north of the Tracy Power plant to the north of I-80 on Assessor's Parcel Number 84-110-26; and (B) a new utility corridor for overhead transmission lines which cross over Assessor's Parcel Numbers 84-110-26, 84-110-24, 84-110-27 and connect to the NV Energy switching yard on Assessor's Parcel Number 84-110-29, all in support of the construction of a project of regional significance known as the Turquoise Solar LLC solar energy project pursuant to the related and pending special use permit application in SW15-002; and
- (2) Authorize the Chair to execute the resolution sponsoring the proposed amendment.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
Move to:

- (1) Approve a resolution to sponsor an amendment of the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Utility Corridors South map to include the following: (A) a 585 acre solar array field and a new substation in the area of eastern Washoe County north of the Tracy Power plant to the north of I-80 on Assessor's Parcel Number 84-110-26; and (B) a new utility corridor for overhead transmission lines which cross over Assessor's Parcel Numbers 84-110-26, 84-110-24, 84-110-27 and connect to the NV Energy switching yard on Assessor's Parcel Number 84-110-29, all in support of the construction of a project of regional significance known as the Turquoise Solar LLC solar energy project pursuant to the related and pending special use permit application in SW15-002; and
- (2) Authorize the Chair to execute the resolution sponsoring the proposed amendment.

Attachment(s): Resolution
Attachment A – Amendment to Utility Corridors South Map

cc: Turquoise Solar LLC, Attn: Jill Daniels
Stantec Consulting Services Inc., Attn: Cynthia Albright
NV Energy, Attn: Mark Sullivan



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL PLAN TO AMEND THE ELECTRICAL UTILITY CORRIDORS SOUTH MAP TO INCLUDE THE FOLLOWING: (1) A 585 ACRE SOLAR ARRAY FIELD AND NEW SUBSTATIONS ON ASSESSOR'S PARCEL NUMBER 84-110-26 IN EASTERN WASHOE COUNTY TO THE NORTH OF THE TRACY POWER PLANT AND I-80; AND (2) A NEW UTILITY CORRIDOR FOR OVERHEAD TRANSMISSION LINES WHICH CROSS OVER ASSESSOR'S PARCEL 084-110-26, 084-110-24, 084-110-27 AND CONNECT TO THE NV ENERGY SWITCHING YARD ON ASSESSOR'S PARCEL 084-110-29 (SW15-002 – Turquoise Solar LLC)

WHEREAS,

- A. The Regional Plan 3.8.1 requires that all transmission lines of 60kV or greater, electrical substations and regional utility sites (solar field) shall be located within a utility corridor as identified on the *Utility Corridors South* map;
- B. Turquoise Solar LLC has applied for a special use permit with Washoe County in related and pending proceedings under permit number SW15-002 to construct a 585 acre solar array field in the area of eastern Washoe County on parcel number 84-110-26 to the north of the Tracy Power plant and I-80, as well as associated features including a substation and 120kV overhead transmission lines that will connect to the NV Energy switching yard on Assessor's parcel number 084-110-29.
- C. A modification of the utility corridor to identify a 585 acre solar array field and substations as well as the associated overhead transmission lines and substation requires an amendment of the 2012 Truckee Meadows Regional Plan, *Utility Corridor South* map;
- D. A special use permit for the proposed substations and utility (transmission) lines was heard and approved by the Washoe County Planning Commission at their July 7, 2015 meeting and is pending review by the regional planning commission as a project of regional significance; and
- E. The Washoe County Commission has considered at its meeting on August 11, 2015, Turquoise Solar LLC's request that it sponsor an amendment to the regional plan pursuant to NRS 278.0272(7) in connection with the overall completion of Turquoise Solar LLC's project and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of renewable energy resources.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby sponsor the amendment of the Utility Corridors South map, a part of the 2012 Truckee Meadows Regional Plan, for the addition of a new 585 acre solar array field, a new substation and utility corridors for the overhead transmission lines to support the development of Turquoise Solar LLC, solar energy project as provided in special use permit case number SW15-002 and the map, and documents attached hereto.

ADOPTED on August 11, 2015, to be effective only as stated above.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

ATTEST:

Nancy Parent, County Clerk

